



Belt Road  
Hednesford

# Belt Road Hednesford



Lovett&Co. Estate Agents are pleased to offer for sale this well presented three bedroom semi-detached property occupying a generous corner plot with space for a side extension (planning already granted).

The property has been professionally re-decorated throughout and is being offered with NO ONWARD CHAIN.

It briefly comprises: entrance hallway, kitchen, spacious lounge-diner, WC, rear sun room, landing, family bathroom and three bedrooms.

Externally there is a private driveway with parking for at least two cars plus a large private rear garden with patio and lawn areas, perfect for entertaining guests and for families to play.

There is also pre-approved planning for a ground floor extension to the side (currently with plans for an extra bedroom and bathroom), making it perfect for anyone looking for a future project.

The property is located in Hednesford just a few minutes from Cannock Chase, an area of outstanding natural beauty and is conveniently located for commuter access to Cannock & Rugeley town centres which offer a wide range of amenities, whilst also being within walking distance of Hednesford town centre. Commuter routes include the A34, A460, A5 & M6 Toll road, with local and national train routes also available from Cannock and Hednesford train stations.

## RECEPTION HALL:

Entrance door, laminate flooring, ceiling light point, useful storage cupboard, doors to the kitchen, lounge-diner and WC.

## LOUNGE-DINER:

15' 8" x 13' 11" (4.77m x 4.23m)

Feature ornamental fireplace, laminate flooring, ceiling and wall light points, radiator, under stairs store cupboard, stairs to the first floor, window and door to the rear sun-room.

## KITCHEN:

7' 7" x 7' 5" (2.30m x 2.27m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, cooker, space for further white goods, light point and window to the front.

## WC:

Suite comprising: low level WC, wash and basin, radiator, light point and window to the front.

## FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, loft hatch, doors off to three bedrooms, family bathroom and useful airing/storage cupboard.

## MASTER BEDROOM:

13' 11" x 8' 5" (4.25m x 2.57m)

Built in wardrobe, carpeted flooring, radiator, ceiling light point and windows to rear.

## BEDROOM TWO:

6' 3" x 9' 5" (1.90m x 2.87m)

Carpeted flooring, ceiling light point, radiator, window to front.

## BEDROOM THREE:

6' 11" x 9' 0" (2.10m x 2.75m)

Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to the front.





**FAMILY BATHROOM:**

Suite comprising: bath with shower over, pedestal wash hand basin, low level W/C, wall tiling, radiator, vinyl flooring, ceiling lights and window to the side.

**VIEWING:**

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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